

HOUSING COMMISSION

I. Mission Statement

The Housing Commission was established in 1976 pursuant to Ordinance No. 1022 (CCS), Ordinance No. 1168 (CCS), Section 34291 of the California Health and Safety Code and SMCC Section 1000 to serve as the advisory body to the City Council/Housing Authority. State law requires the establishment of a Housing Commission when the local legislative body (City Council) serves as the Housing Authority as is the case in Santa Monica. The mission of the City of Santa Monica Housing Commission is to improve the quality of life by supporting and helping to guide the production and preservation of affordable housing. We advise and assist the City Council and City staff on housing policies, programs, and projects, while working to enhance the social, economic, cultural vitality and diversity of our community.

The Commission encourages the full participation of the community in shaping its future, with fairness, social justice, democracy and valuing the public process, especially resident and stakeholder input in addressing our current and future housing needs.

Affordable Housing Objectives

1. Achieve the goals and programs of the Housing Element of the General Plan;
2. Foster an equitable and fair housing environment by supporting the production and preservation of affordable housing;
3. Work closely with City Commissions and Boards in developing housing related policies;
4. Provide a forum for providers of and those who need affordable housing, and through outreach and education enlist the public's support for affordable housing;
5. Advocate for a wide range of opportunities for affordable housing and housing types, while identifying and protecting at-risk residents and vulnerable affordable housing properties;
6. Promote our Affordable Housing Production Program (AHPP), and develop revenue sources for our Trust Fund Project-Based 100% affordable housing and our Preserving Our Diversity (POD) senior benefits/rental subsidy program;
7. Ensure compliance with federal, state and local laws, including Fair Housing, reasonable accommodations and physical accessibility requirements.

Action Items

1. Monitor and participate in the City's progress towards completing programs and reaching goals for affordable housing specified in the Housing Element of the General Plan;
2. Advise the City on the U.S. Department of Housing and Urban Development (HUD) Section 8 program, including the Administrative Plan, One-Year and Five-Year Plans and methodology of the Voucher Payment Exception Standard/Fair Market Rent;
3. Identify and prioritize residents, workforce and other households for our Below-Market Housing (BMH) Affordable Housing Production Program (AHPP) and City-funded 100% affordable housing waitlist;
4. Sponsor the Section 8 Resident Advisory Board (RAB) meetings and support the selection of the two (2) City Council/Housing Authority Board program representatives;
5. Participate in joint meetings with other Boards/Commissions, reach out to underserved populations, and when appropriate sponsor meetings in the community.

II. Responsibilities, Jurisdiction, Authority

The Housing Authority of the City of Santa Monica is the recipient of federal funds for the Section 8 Housing Assistance Payments Program, and has the capacity to provide rental subsidies to approximately 1,700 households. The Housing Commission is responsible for monitoring and evaluating the Section 8 Program, and has provided oversight since the inception of the program. In addition, the Housing Commission has traditionally reviewed and developed recommendations to the Housing Authority and City Council on a variety of housing programs and policies including the Fair Housing Program, the Community Development Block Grant Program and the Comprehensive Housing Affordability Strategy (CHAS). The Housing Commission participates in reviewing all phases of assisted housing development projects, including tenant selection policies and design features as they relate to the needs of future users.

III. Composition

The Housing Commission is comprised of seven Santa Monica residents, none of whom shall hold other office or employment with the City. Two Commission members shall be participants in a Housing Authority Program and shall serve two-year terms and five Commission members shall serve four-year terms. One of the Program participants must be 62 years of age or older and one must have past/present lived experience of homelessness.